172.0	0007	0006.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	623,700	/	623,700
USE VALUE:	623,700	/	623,700
ASSESSED:	623,700	/	623,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		WILBUR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SINGH VINEET KUMAR
Owner 2:	LEE HYUN JOO ALEXIS
Owner 3:	
Street 1:	24 WILBUR AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	YOUNG ANNETTE C -
Owner 2:	-
Street 1:	24 WILBUR AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,620 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1959, having primarily Vinyl Exterior and 1536 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4620.000	232,700		391,000	623,700
Total Card	0.106	232,700		391,000	623,700
Total Parcel	0.106	232,700		391,000	623,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 406.05 | /Parcel: 406.0

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
114361			06/15/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 172.0-0007-0006.A

!13354!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	232,800	0	4,620.	391,000	623,800	623,800	Year End Roll	12/18/2019
2019	101	FV	202,200	0	4,620.	385,400	587,600	587,600	Year End Roll	1/3/2019
2018	101	FV	201,600	0	4,620.	296,100	497,700	497,700	Year End Roll	12/20/2017
2017	101	FV	201,600	0	4,620.	279,300	480,900	480,900	Year End Roll	1/3/2017
2016	101	FV	201,600	0	4,620.	257,000	458,600	458,600	Year End	1/4/2016
2015	101	FV	189,300	0	4,620.	240,200	429,500	429,500	Year End Roll	12/11/2014
2014	101	FV	189,300	0	4,620.	221,200	410,500	410,500	Year End Roll	12/16/2013
2013	101	FV	189,300	0	4,620.	221,200	410,500	410,500		12/13/2012

PRINT

Date	Time
12/11/20	03:19:43

LAST REV

Date	Time
02/27/20	10:10:54

danam

USER DEFINED

Prior Id # 1:	114361
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13354

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
YOUNG ANNETTE C	1548-183		8/29/2019		732,000	No	No		
LIM LORRAINE/ET	1143-105		7/19/1995			No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/31/2019	1769	Redo Bat	12,000	C				
10/15/2019	1629	Alterati	8,520	C				
4/18/2005	256	Re-Roof	7,200	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/6/2018	Missed Appt.	CC	Chris C
6/15/2018	MEAS&NOTICE	BS	Barbara S
3/10/2009	Meas/Inspect	372	PATRIOT
2/19/2009	Measured	197	PATRIOT
11/6/2008	Measured	197	PATRIOT
12/8/1999	Meas/Inspect	256	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4620		Sq. Ft.	Site		0	70.	1.21	6									391,020						391,000	

Total AC/HA:	0.10606	Total SF/SM:	4620	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	391,020	Spl Credit		Total:	391,000

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	140.333
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	316215
Depreciation:	83481
Depreciated Total:	232734

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

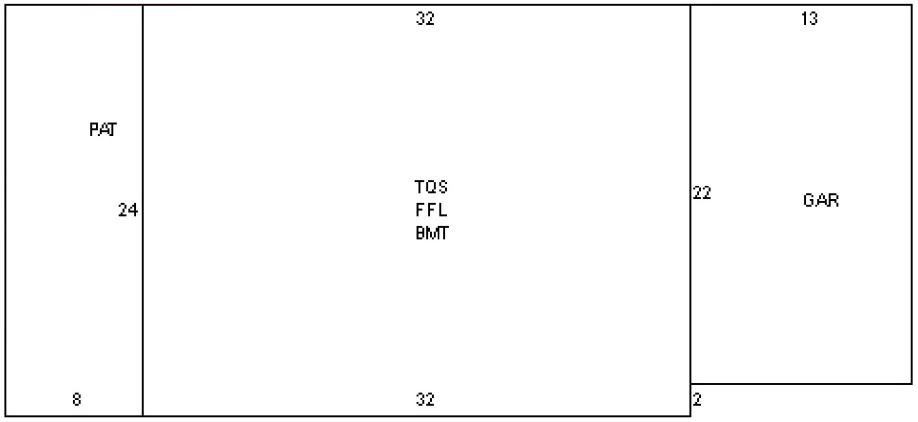
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	140.33
Special Features:	0	Val/Su Net:	89.85
Final Total:	232700	Val/Su SzAd	173.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	48.940	37,587
FFL	First Floor	768	140.330	107,775
TQS	3/4 Story	576	140.330	80,832
GAR	Garage	286	23.500	6,722
PAT	Patio	192	4.160	799

Net Sketched Area:	2,590			Total:	233,715
Size Ad	1344	Gross Are	2782	FinArea	1536

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 172.0-0007-0006.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	